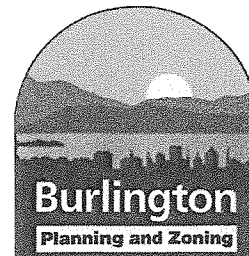


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Ken Lerner
DATE: May 7, 2013
RE: 13-0922CA; 97 LOCUST STREET

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: RL Ward: 5

Owner/Applicant: Burlington Parks and Recreation

Request: Replace irrigation system, import new topsoil, overall site grading and swales.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to replace irrigation system, import new topsoil, overall site grading and swales.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Part 5, Conditional Use & Major Impact Review:

Sec. 3.5.6, Review Criteria

(a) Conditional Use Review Standards

1. The capacity of existing or planned community facilities;

The proposed work will have a beneficial impact on existing community facilities. **(Affirmative finding)**

2. The character of the area affected;

The work is within an existing park and will improve the flow of runoff and usability of the field. **(Affirmative finding)**

3. Traffic on roads and highways in the vicinity;

Not applicable.

4. Bylaws then in effect;

As conditioned, the project complies with all applicable bylaws. **(Affirmative finding)**

5. Utilization of renewable energy resources;
Not applicable.

6. Cumulative impacts of the proposed use;
Not applicable.

7. Functional family;
Not applicable.

8. Vehicular access points;
Not applicable.

9. Signs;
Not applicable.

10. Mitigation measures;
Not applicable.

11. Time limits for construction;
No special time limits have been requested for construction. Two years is the standard time for all zoning permits. No change to the standard time frame is needed. **(Affirmative finding as conditioned)**

12. Hours of operation and construction;
Hours of operation are not applicable. Days and hours of construction are not specified and must be, given the nearby presence of residential dwelling units. Consistency with other residential projects entails 8:00 AM – 5:00 PM, Monday – Friday for construction hours. **(Affirmative finding as conditioned)**

13. Future enlargement or alterations;
In the event of future enlargement or alteration, permits would be required and reviewed under the regulations then in effect.

14. Performance standards;
Performance standards relating to erosion control are addressed under Article 5 of these findings.

15. Conditions and safeguards;
Approval of this project will be conditioned to implement the purposes of the zoning regulations. **(Affirmative finding)**

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

Residential Low Density (RL)

The subject property is located in the RL zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes with consideration

given to design review. The park use of the property will remain unchanged and is a welcome benefit to the residential neighborhood. **(Affirmative finding)**

(b) Dimensional Standards & Density

The proposed work will not increase lot coverage. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The park is a permitted use in the RL district. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

Not applicable.

2. Height

Not applicable.

3. Lot Coverage

Not applicable.

4. Accessory Residential Structures and Uses

Not applicable.

5. Residential Density

Not applicable.

6. Uses

The park is a permitted use in the RL district. **(Affirmative finding)**

7. Residential Development Bonuses

Not applicable.

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

The proposed work will not increase lot coverage. **(Affirmative finding)**

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

Not applicable.

Sec. 5.2.6, Building Height Limits

Not applicable.

Sec. 5.2.7, Density and Intensity of Development Calculations

Not applicable.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance is proposed, a “small project erosion control” plan is required. Such a plan has been submitted for review by the Stormwater Administrator; however, approval has not yet been granted. Stormwater Administrator approval and any associated conditions will be incorporated into this zoning permit approval. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is an existing public park. The proposal is to improve the drainage/runoff of the field to make it more useable. As required, an erosion control plan has been provided for review by the Stormwater Administrator. Approval is pending. No tree clearing is proposed. **(Affirmative finding as conditioned)**

(b) Topographical alterations

Some re-grading and reseeding of the field is proposed; however, some topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

Not applicable.

(d) Protection of important cultural resources

Not applicable.

(e) Supporting the use of alternative energy

Not applicable.

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

See Sec. 5.5.3.

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Not applicable.

(j) Pedestrian access

Not applicable.

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

Not applicable.

(m) Landscaping and fences

No new landscaping is proposed other than re-seeding the field. (**Affirmative finding**)

(n) Public plazas and open space

As noted this is a re-grading and improvement to an existing field in a public park. (**Affirmative finding**)

(o) Outdoor lighting

Not applicable.

(p) Integrate infrastructure into the design

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. **Prior to release of the zoning permit**, written approval of the small project erosion control plan shall be obtained from the Stormwater Administrator.
2. Days and hours of construction shall be limited to Monday – Friday, 8:00 AM – 5:00 PM.
3. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes as required.
4. Standard permit conditions 1-15.



City of Burlington
Department of Parks & Recreation
645 Pine Street, Suite B Burlington, Vermont
(802) 864-0123
www.enjoyburlington.com

EXISTING CONDITIONS PHOTOS

Date: April 5, 2013
To: Department of Planning & Zoning
From: Department of Parks & Recreation
Re: Calahan Park Athletic Field Renovation
Location: 97 Locust St., Burlington, VT 05401

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APR 08 2013

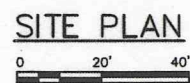
DEPARTMENT OF
PLANNING & ZONING



South end of field looking east



South end of field looking north





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Des. Chkd. Dsgn. YY.MM.DD

Permit-Seal



Client/Project

CITY OF BURLINGTON

CALAHAN PARK

Burlington, Vermont

Title

CROSS SECTIONS

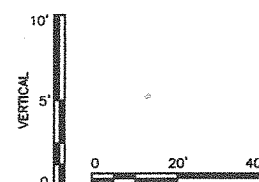
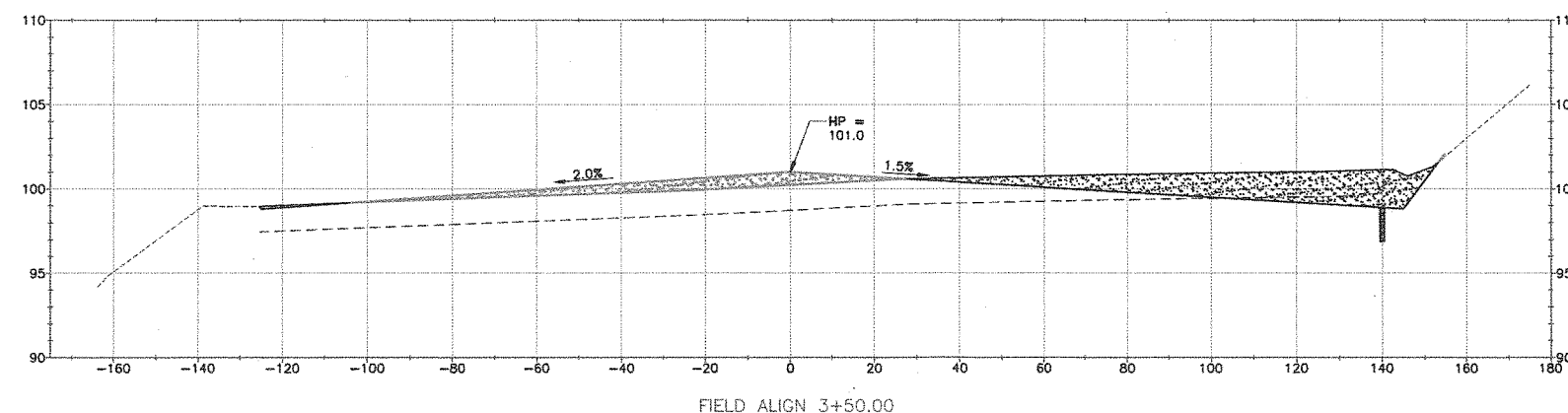
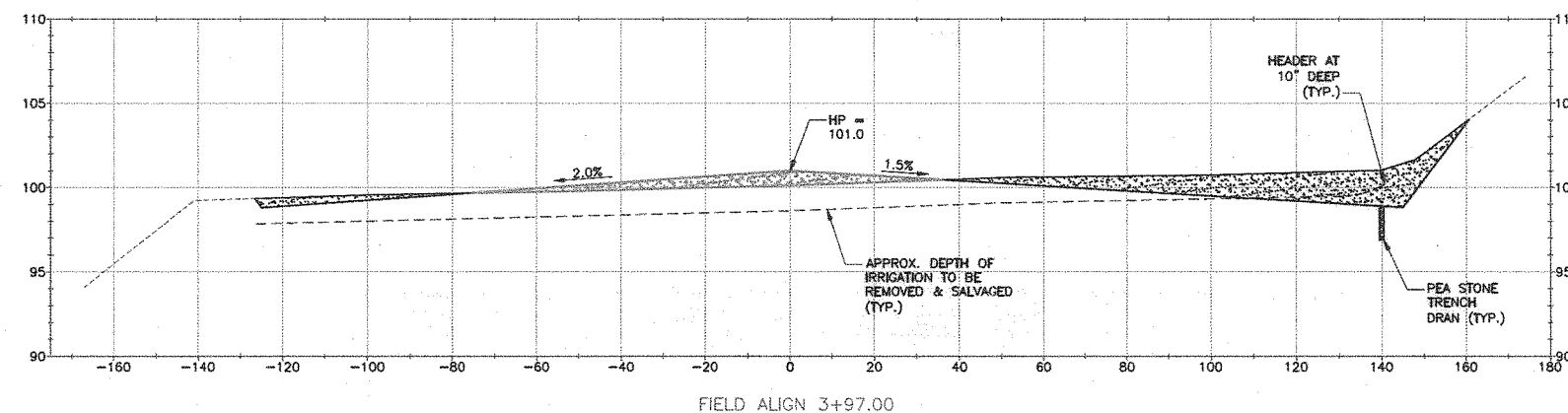
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195112694 AS NOTED

Drawing No. Sheet Revision

C-303 of 0

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0+75.00	95.53	147.52	165.04	235.79	165.04	235.79	-70.75
1+20.00	95.80	157.05	159.43	253.78	324.47	489.57	-165.11
1+67.00	110.64	129.84	179.69	249.72	504.16	739.29	-235.13
2+12.00	108.35	130.88	182.50	217.27	686.65	956.56	-269.90
2+59.00	142.50	98.67	218.34	199.80	904.99	1156.35	-251.37
3+05.00	134.28	81.70	235.76	153.64	1140.75	1309.99	-169.24
3+50.00	146.28	53.80	233.78	112.91	1374.54	1422.90	-48.36
3+97.00	154.72	50.92	261.97	91.15	1636.51	1514.04	122.47



CROSS SECTIONS



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Permit-Seal



Client/Project

CITY OF BURLINGTON

CALAHAN PARK

Burlington, Vermont

Title

CROSS SECTIONS

Project No.
195112694

Scale
AS NOTED

Drawing No.

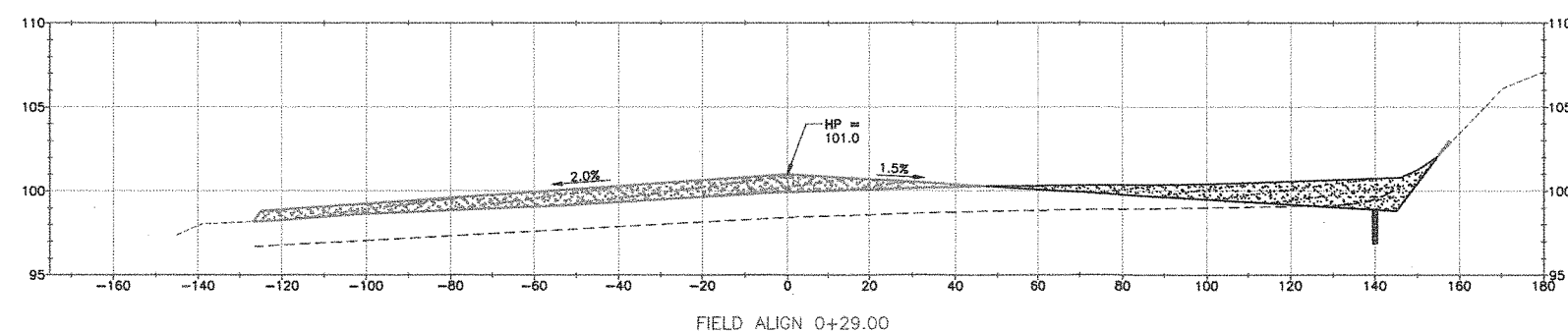
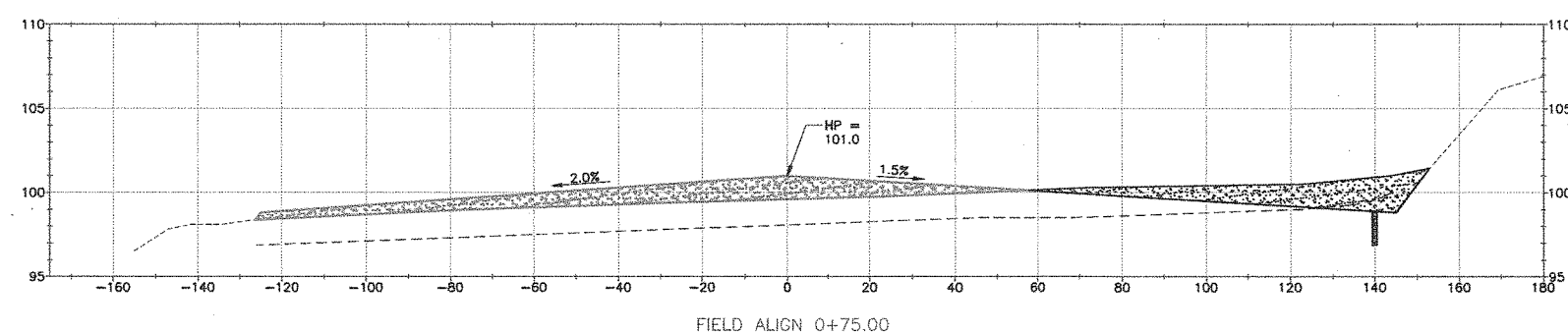
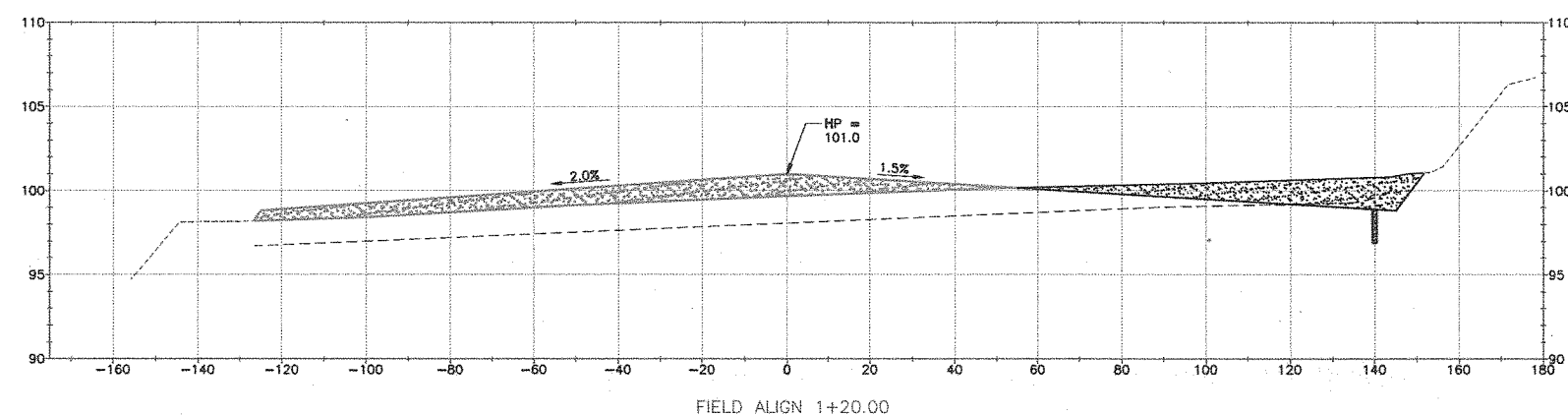
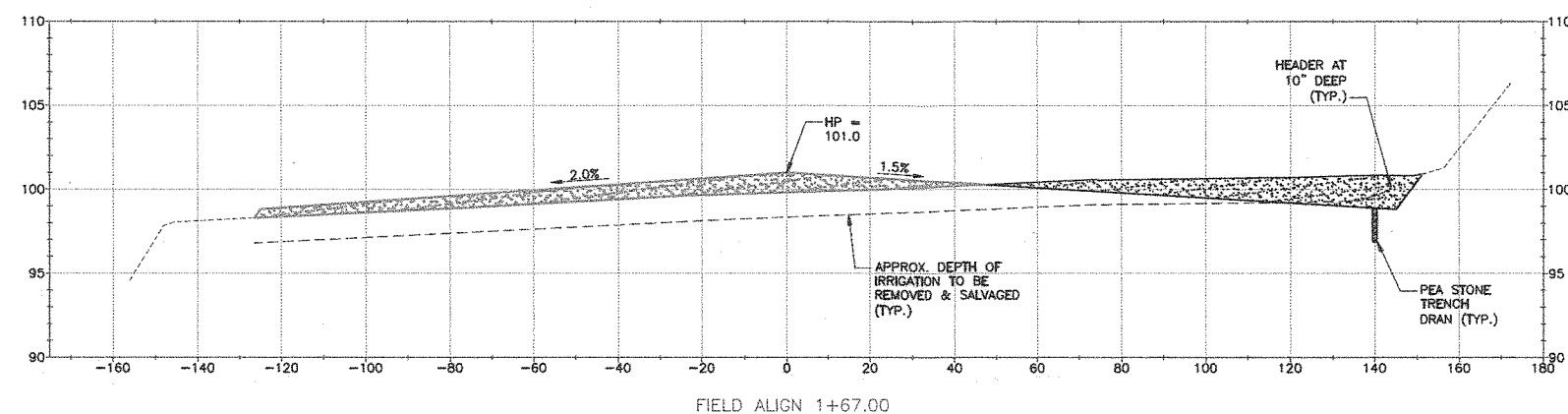
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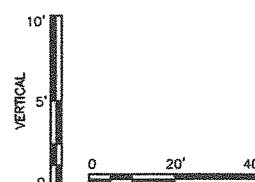
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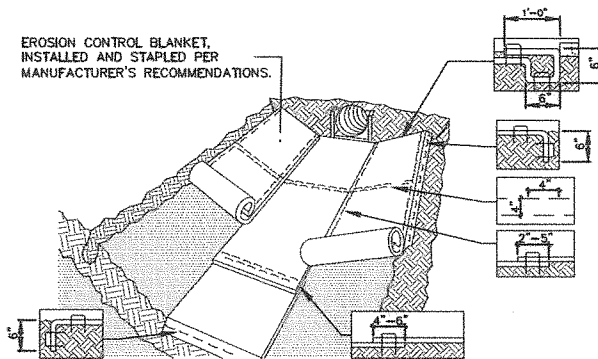
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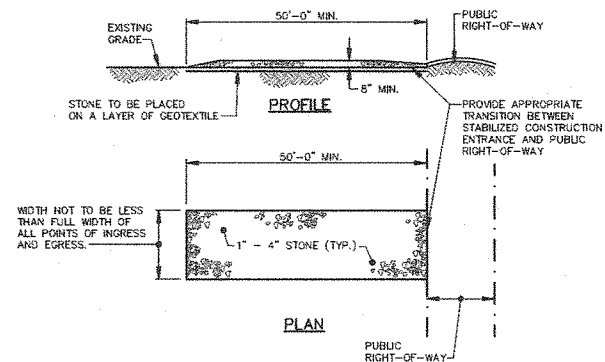




- NOTES:
1. TO BE USED ON SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
 2. PREPARE SOIL INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED PRIOR TO INSTALLING BLANKET

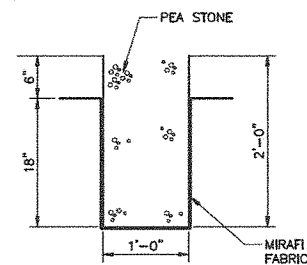
EROSION CONTROL BLANKET - SWALE

NOT TO SCALE



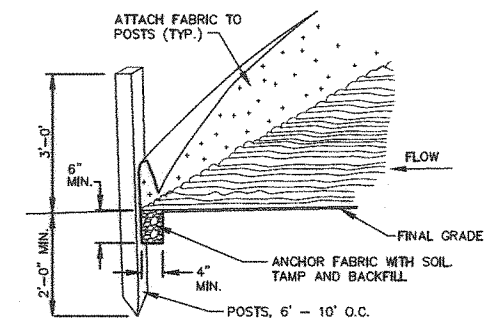
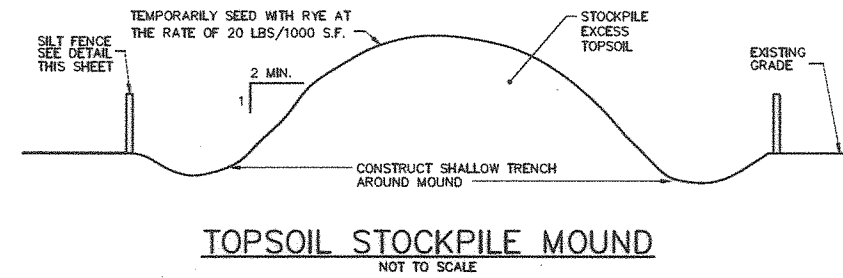
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



PEA STONE TRENCH DETAIL

NOT TO SCALE



- NOTES:
1. POSTS FOR ATTACHING FABRIC TO BE PLACED A MINIMUM 6' FROM TOE OF THE SLOPE.
 2. TO BE USED WHERE EXISTING GROUND SLOPES AWAY FROM THE TOE OF THE EMBANKMENT.
 3. CONTRACTOR TO INSPECT THE SILT FENCE FREQUENTLY, AND REPAIR OR REPLACE ANY DAMAGED SECTIONS. REMOVE SILT FROM BEHIND THE FENCE WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE FENCE, OR WHEN HEAVY RUNOFF OR SILTATION IS EXPECTED.

SILT FENCE DETAIL

NOT TO SCALE



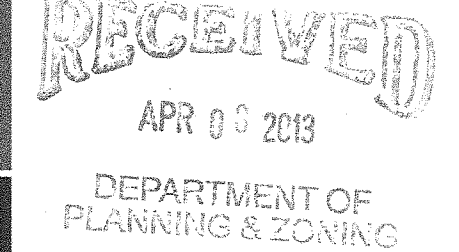
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CITY OF BURLINGTON
CALAHAN PARK
Burlington, Vermont

Title
EROSION CONTROL AND GENERAL DETAILS

Project No. 195112694
Drawing No. C-501
Scale AS NOTED
Sheet of 0
Revision